



Wheatsheaf Way, Linton Cambridge, £425,000 **Freehold**

KH Kevin
Henry

Key Features

 4  2  D  D

- Three double bedrooms and loft room
- Spacious living room
- Kitchen/dining room
- Stunning bathroom
- Downstairs cloakroom

This fantastic family home offers generous living space throughout and is perfectly positioned close to all the village amenities. The ground floor features a spacious lounge enhanced by an adjoining office/play area, creating a versatile space ideal for modern family life. An open-plan kitchen/diner provides the perfect setting for everyday meals and entertaining, while a convenient downstairs cloakroom completes the ground-floor accommodation.

Upstairs, you'll find three well-proportioned bedrooms along with an extended, stylishly modern bathroom. A further staircase leads to a sizeable loft room - an ideal office, playroom, or creative space. From several rooms, you can enjoy wonderful views across



the local countryside.

Outside, the rear garden offers a mix of lawn and patio, perfect for relaxing or entertaining. To the front of the property, there is driveway parking and access to the integral garage.

This is a fabulous opportunity to purchase a spacious, well-presented family home in a sought-after location, offering versatility, comfort, and beautiful surroundings.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Front door to

Hallway

Downstairs Cloakroom

Living Room

5.50m max x 4.30m max

18'1" max x 14'1" max

Garden Room

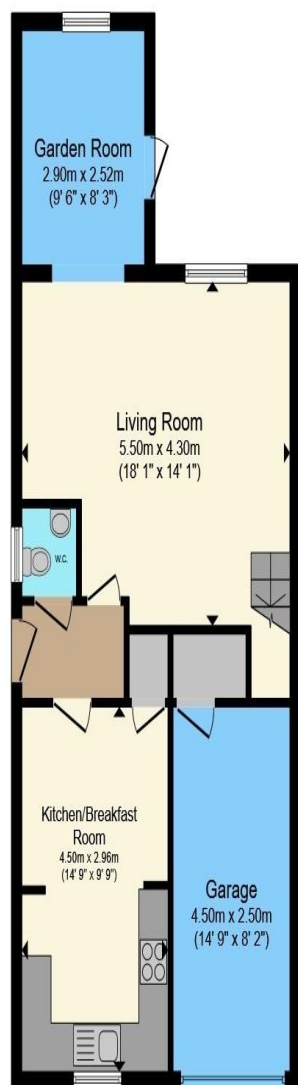
2.90m x 2.52m

9'6" x 8'3"

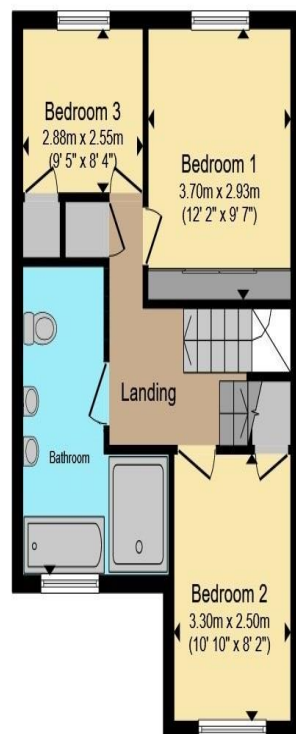
Kitchen/Diner

4.50m x 2.96m





Ground Floor



First Floor



Second Floor

Total floor area 122.8 sq.m. (1,322 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



14'9" x 9'9"

Landing - Access to loft.

Bedroom One

3.70m x 2.93m

12'2" x 9'7"

Including built in wardrobes.

Bedroom Two

3.30m x 2.50m

10'10" x 8'2"

Built in over stair cupboard.

Bedroom Three

2.88m x 2.55m

9'5" x 8'4"

Built in cupboards.

Bathroom

Loft Room

4.59m max x 3.35m max

15'6" max x 11'8" max

Garden

Private fully enclosed rear garden with views to the countryside.

Garage & driveway

To view this property call Kevin Henry on:
01799 513632

Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF103709 - 0004

